

ORDINANCE NO. 2000 - 033

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED CONSERVATION AMENDMENTS: **00-17 CON 1 (BEELINE CORRIDOR CONSERVATION AREA)**, MODIFYING PAGE 17 OF THE FLUA BY CHANGING PARCELS OF LAND TOTALING APPROXIMATELY 445.27 ACRES, GENERALLY BORDERED ON THE NORTH AND EAST BY THE CSX RAILROAD AND THE BEE LINE HIGHWAY, ON THE SOUTH BY UNIT 11 OF THE ACREAGE, AND ON THE WEST BY THE JW CORBETT WILDLIFE MANAGEMENT AREA, FROM RURAL RESIDENTIAL, 1 UNIT PER 20 ACRES (RR-20) TO CONSERVATION (CON); **00-87 CON 1 (HIGH RIDGE SCRUB CONSERVATION AREA)**, MODIFYING PAGE 87 OF THE FLUA BY CHANGING PARCELS OF LAND TOTALING APPROXIMATELY 39.26 ACRES, GENERALLY LOCATED BETWEEN HIGH RIDGE ROAD AND INTERSTATE 95, APPROXIMATELY 0.25 MILE SOUTH OF HYPOLUXO ROAD, FROM MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5) ON 37.83 ACRES, AND LOW RESIDENTIAL, 2 UNITS PER ACRE (LR-2) ON 1.43 ACRES, TO CONSERVATION (CON); **00-21 CON 1 (JUNO HILLS CONSERVATION AREA)**, MODIFYING PAGE 21 OF THE FLUA BY CHANGING PARCELS OF LAND TOTALING APPROXIMATELY 3.44 ACRES, GENERALLY LOCATED ON THE WEST SIDE OF US HIGHWAY 1, APPROXIMATELY 0.3 MILE SOUTH OF DONALD ROSS ROAD, FROM MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5) TO CONSERVATION (CON); **00-03 CON 1 (PAL-MAR 2 CONSERVATION AREA)**, MODIFYING PAGES 3, 4, 5, 11, & 12 OF THE FLUA BY CHANGING PARCELS OF LAND TOTALING APPROXIMATELY 6,844 ACRES, GENERALLY LOCATED NORTH OF THE PALM BEACH PARK OF COMMERCE, NORTH AND EAST OF BEELINE HIGHWAY, SOUTH OF THE MARTIN COUNTY LINE AND WEST OF JUPITER FARMS AND INDIAN LAKE ESTATES, FROM RURAL RESIDENTIAL, 1 UNIT PER 20 ACRES (RR-20) ON 2,020 ACRES, AND INDUSTRIAL (IND) ON 4,824 ACRES, TO CONSERVATION (CON); PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

**WHEREAS**, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

1           **WHEREAS**, the Palm Beach County Local Planning Agency conducted its  
2 public hearings on March 10, 17, 24, and April 14, 2000 to review the  
3 proposed amendments to the Palm Beach County Comprehensive Plan and  
4 made recommendations regarding the proposed amendments to the Palm  
5 Beach County Board of County Commissioners pursuant to Chapter 163,  
6 Part II, Florida Statutes; and

7           **WHEREAS**, the Palm Beach County Board of County Commissioners, as  
8 the governing body of Palm Beach County, conducted a public hearing  
9 pursuant to Chapter 163, Part II, Florida Statutes, on May 8, 2000 to  
10 review the recommendations of the Local Planning Agency, whereupon the  
11 Board of County Commissioners authorized transmittal of proposed  
12 amendments to the Department of Community Affairs for review and  
13 comment pursuant to Chapter 163, Part II, Florida Statutes; and

14           **WHEREAS**, Palm Beach County received on July 24, 2000 the  
15 Department of Community Affairs "Objections, Recommendations, and  
16 Comments Report," dated July 21, 2000 which was the Department's  
17 written review of the proposed Comprehensive Plan amendments; and

18           **WHEREAS**, the written comments submitted by the Department of  
19 Community Affairs contained no objections to the amendments contained  
20 in this ordinance;

21           **WHEREAS**, on September 18, 2000 the Palm Beach County Board of  
22 County Commissioners held a public hearing to review the written  
23 comments submitted by the Department of Community Affairs and to  
24 consider adoption of the amendments; and

25           **WHEREAS**, the Palm Beach County Board of County Commissioners has  
26 determined that the amendments comply with all requirements of the  
27 Local Government Comprehensive Planning and Land Development  
28 Regulations Act.

29           **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
30 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

31           **Part I. Amendments to the Future Land Use Atlas of the Land Use**  
32 **Element of the 1989 Comprehensive Plan**

33           The following amendments to the Land Use Element's Future Land Use

Atlas are hereby adopted and attached to this Ordinance:

**A. Future Land Use Atlas page 17 is amended as follows:**

**Application No.:** 00-17 CON 1 (Beeline Corridor Conservation Area)

**Amendment:** From Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON);

**General Location:** Bordered on the north and east by the CSX Railroad and the Bee Line Highway, on the south by Unit 11 of the Acreage, and on the west by the JW Corbett Wildlife Management Area;

**Size:** Approximately 445.27 acres;

**B. Future Land Use Atlas page 87 is amended as follows:**

**Application No.:** 00-87 CON 1 (High Ridge Scrub Conservation Area)

**Amendment:** From Medium Residential, 5 units per acre (MR-5) on 37.93 acres, and Low Residential, 2 units per acre (LR-2) on 1.43 acres, to Conservation (CON);

**General Location:** Between High Ridge Road and Interstate 95, approx. 0.25 mile south of Hypoluxo Road;

**Size:** Approximately 39.26 total acres;

**C. Future Land Use Atlas page 21 is amended as follows:**

**Application No.:** 00-21 CON 1 (Juno Hills Conservation Area)

**Amendment:** From Medium Residential, 5 units per acre (MR-5) to Conservation (CON);

**General Location:** West side of US Highway 1, approximately 0.3 mile south of Donald Ross Road;

**Size:** Approximately 3.44 acres;

**D. Future Land Use Atlas pages 3, 4, 5, 11 and 12 are amended as follows:**

**Application No.:** 00-03 CON 1 (Pal-mar 2 Conservation Area)

**Amendment:** From Rural Residential, 1 unit per 20 acres



(RR-20) on 2,020 acres, and Industrial (IND) on 4,824 acres to Conservation (CON);

**General Location:** North of the Palm Beach Park of Commerce, north and east of Beeline Highway, south of the Martin County Line and west of Jupiter Farms and Indian Lake Estates;

**Size:** Approximately 6,844 total acres.

**Part II. Repeal of Laws in Conflict**

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

**Part III. Severability**

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

**Part IV. Inclusion in the 1989 Comprehensive Plan**

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

**Part V. Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the

Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100.

**APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach County, on the 18 day of September, 2000.

ATTEST:  
DOROTHY H. WILKINSON, Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS

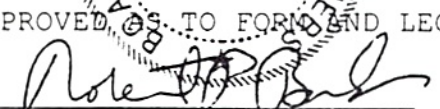
By: 

By: 

Deputy Clerk  
FLORIDA

Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

  
COUNTY ATTORNEY

Filed with the Department of State on the  
25th day of September, 2000.

F:\PLANNING\AMEND\00-1\admin\BCCADOPT\Ordinances\conservation-ord.wpd

## EXHIBIT 1

A. Future Land Use Atlas page 17 is amended as follows:

**Amendment No:** 00-17 CON 1 (Parcel 1 - Beeline Corridor, Royal Palm Beach Colony Tract)

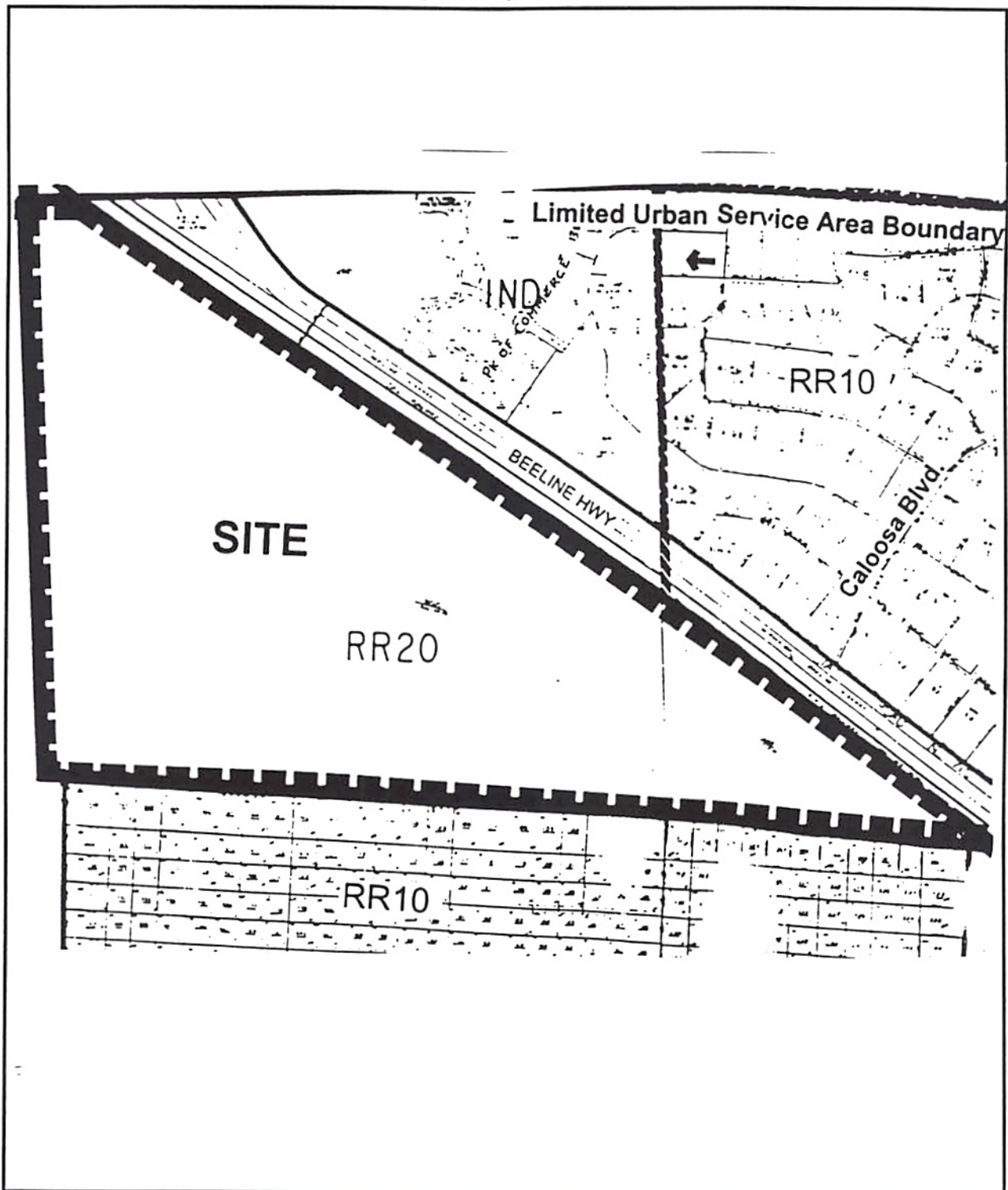
**Amendment:** From Rural Residential, 1 unit per 20 acres (RR-20), to Conservation (CON).

**Location:** Bordered on the north and east by the CSX Railroad and the Bee Line Highway, on the south by Unit 11 of the Acreage, and on the west by the JW Corbett Wildlife Management Area;

**Size:** Approximately 445.27 acres

**Property No.:** 00-41-41-20-00-000-7000, 00-41-41-19-00-000-7000 (partial parcel)

**Legal Description:** That portion of Sections 19 and 20, Township 41 South, Range 41 East, Palm Beach County Florida, lying south of the Seaboard Air Line (CSX) Railroad, less Seminole Pratt Whitney Road right-of-way.





B. Future Land Use page 87 is amended as follows:

**Amendment No:** 00-87 CON 1 (Parcel 2 - High Ridge Scrub)

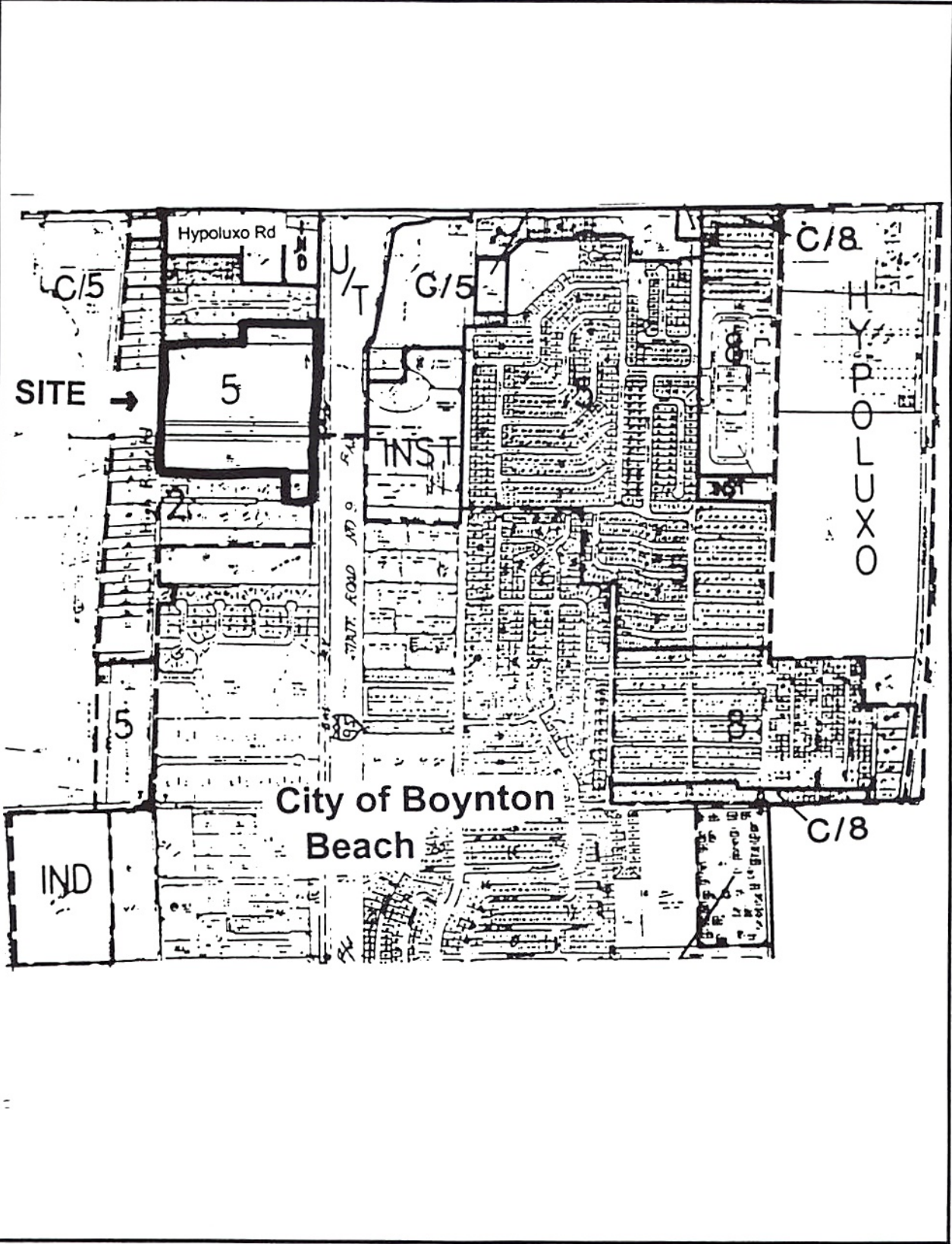
**Amendment:** From Medium Residential, 5 units per acre (MR-5) on 37.83 acres, and Low Residential, 2 units per acre (LR-2) on 1.43 acres, to Conservation (CON).

**Location:** Between High Ridge Road and Interstate 95, approximately 0.25 Mile south of Hypoluxo Road;

**Size:** Approximately 39.26 total acres

**Property No.:** 00-43-45-09-00-000-3010, 00-43-45-09-00-000-3020  
00-43-45-09-00-000-3220, 00-43-45-09-00-000-3240  
00-43-45-09-00-000-3400, 00-43-45-09-00-000-3490

**Legal Description:** See attached



## Legal Descriptions for High Ridge Scrub Natural Area

1. A parcel of land lying in Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:  
The South Half (S ½) of the South Quarter (S 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 9, TOGETHER WITH the North half (N ½) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 9, TOGETHER WITH, the North Eighth (N 1/8) of the North Half (N ½) of the South Half (S ½) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 9, Subject to right-of-way of High Ridge Road. Containing 26.520 acres, more or less.
2. The South Half (S ½) of the following described parcel:  
The North half (N ½) of the South Half (S ½) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and South Three-Quarters (S 3/4) of the South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida
3. The East Half of the North Half of the South one Quarter of the Northwest Quarter of the Northwest Quarter of Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida.
4. The North half (N½) less the west 236.54 feet of the following described property, to-wit:  
Beginning at the quarter corner in the West line of Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida (said West line of said Section 9 being also the center line of High Ridge Road, as now laid out and in use); thence Northerly, along said West line of said Section 9 , for a distance of 329.92 feet to a point; thence, Easterly, at an angle of 91°13'19" (turned from South to East), for a distance of 870.00 feet to a point of beginning, and the Northwest corner of this parcel; thence; continuing Easterly for a distance of 488.19 feet to a point in the West right-of-way line of the Seaboard Air Line Railway, which point is the Northeast corner of this parcel; thence Southerly, at an angle of 88°39'49" (turned from West to South) for a distance of 494.49 feet along said West right-of-way line of said Railway to a point, which point is the Southeast corner of this parcel; thence Westerly , at an angle of 90°21'08" (turned from North to West) for a distance of 487.21 feet to a point, which point is the Southwest corner of this parcel; thence Northerly, parallel to said West line of said Section 9 for a distance of 494.59 feet to the point of beginning. Excepting an easement 8 feet in width on the North line thereof, and an easement 8 feet in width on the South line thereof, for Public Utilities.

Together with a non-exclusive right-of-way and easement with right of ingress and egress over the following described parcel:

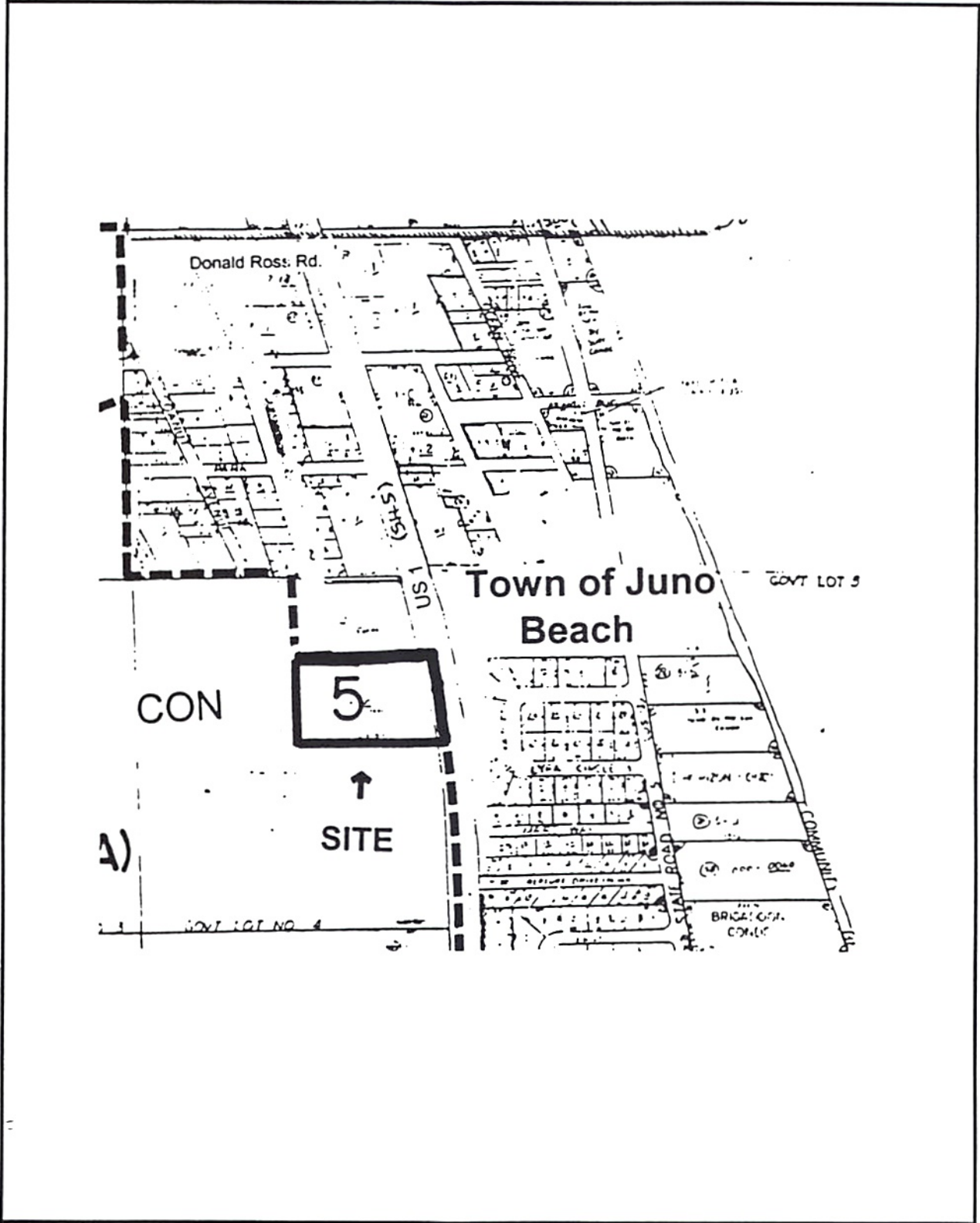
A strip of land 40 feet in width extending through the South 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida; said 40 foot strip of land lying 20 feet each side of, parallel and contiguous to the following specifically described line:

From the West 1/4 corner of said Section 9, northerly, along the West line of said Section 9, (also being the center line of High Ridge Road) a distance of 82.09 feet to the POINT OF BEGINNING. Thence, turning an angle of 91°13'19" from South to East and running easterly a distance of 1357.70 feet to the end of the specifically described line.



C. Future Land Use page 21 is amended as follows:

**Amendment No:** 00-21 CON 1 (Parcel 3 - Parker Tract - Juno Hills Natural Area)  
**Amendment:** From Medium Residential, 5 units per acre (MR-5), to Conservation (CON).  
**Location:** West side of US Highway 1, approximately 0.3 mile south of Donald Ross Road;  
**Size:** Approximately 3.44 acres  
**Property No.:** 00-43-41-28-00-004-0020  
**Legal Description:** That part of the South 295 feet of the North 595 feet of the South half of the NW 1/4 of Section 28, Township 41 South, Range 43 East, in Palm Beach County, Florida which is bounded on the east by the West right-of-way of State Road Number 5 (U.S. Highway 1) and bounded on the west by a line parallel with 500 foot westerly of said West right-of-way of State Road Number 5.



D. Future Land Use pages 3, 4, 5, 11, and 12 are amended as follows:

Amendment No: 00-3 CON 1 (Parcel 4 - Pal-Mar 2)

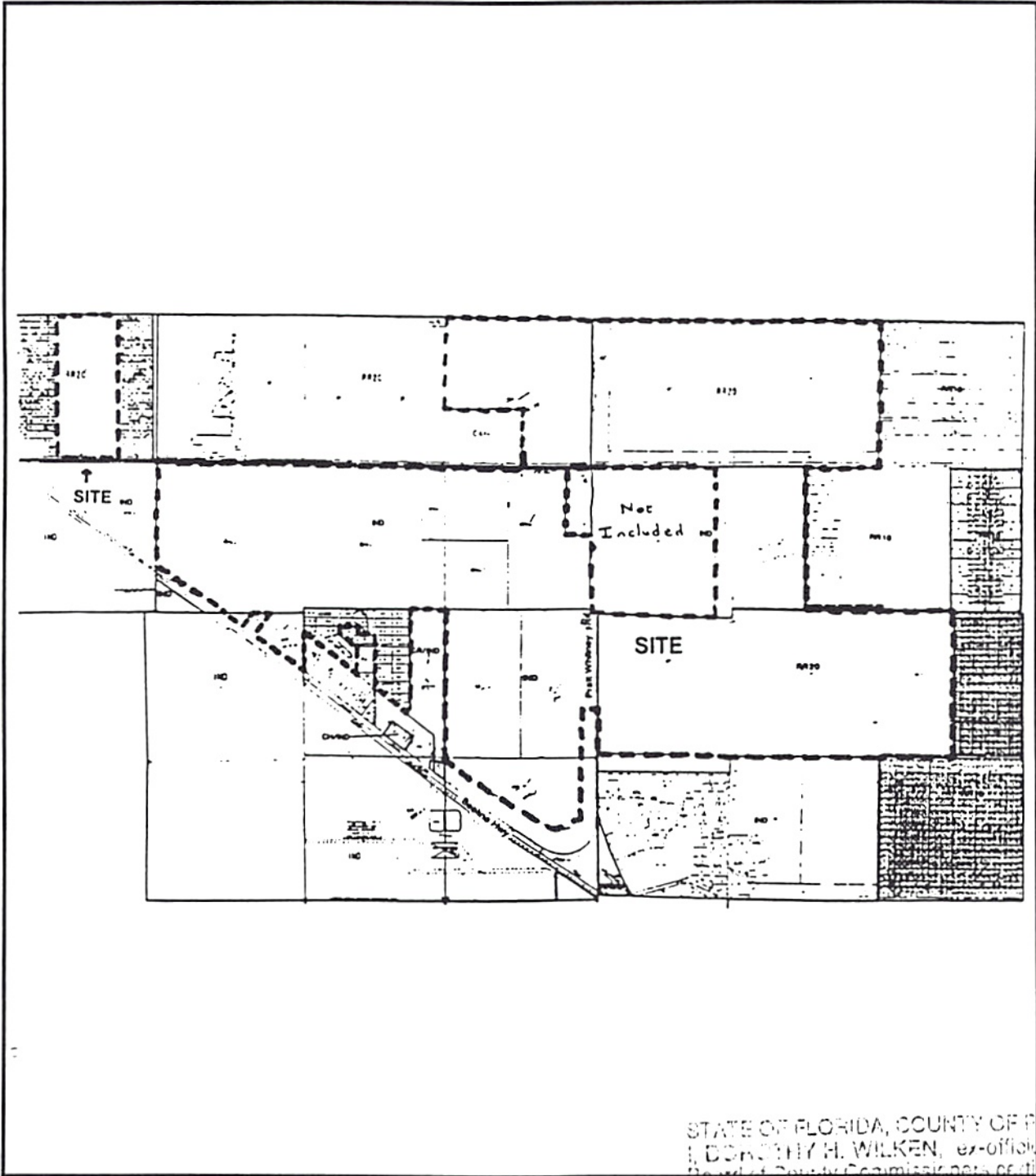
FLUA Page No: 3, 4, 5, 11, 12

Amendment: From Rural Residential 20 (RR-20), 1 unit per 20 acres on 2,020 acres, and Industrial (IND) on 4,824 acres to Conservation (CON).

Location: North of the Palm Beach Park of Commerce, north and east of Beeline Hwy, south of the Martin County line and west of Jupiter Farms and Indian Lake Estates.

Size: Approximately 6,844 total acres

Property No.: 00-40-40-36-00-000-9000 00-41-41-06-00-000-1010 00-40-41-12-00-000-1010  
00-41-40-31-00-000-3000 00-41-41-07-00-000-9000 00-40-41-13-00-000-1000 (partial)  
00-40-41-01-00-000-7010 00-41-41-08-00-000-9000 00-41-40-31-00-000-1000  
00-40-41-02-00-000-1010 00-41-41-09-00-000-3010 00-41-40-32-00-000-5000  
00-40-41-02-00-000-9010 00-40-41-10-00-000-1000 00-41-40-32-00-000-1000  
00-40-41-03-00-000-9010 00-40-41-11-00-000-3040 00-40-40-33-00-000-1010  
00-41-41-05-00-000-3010 00-40-41-12-00-000-9010 (partial) 00-40-41-01-00-000-1010 (partial)



T:\PLANNING\AMEND\00-1\admin\BCCADOPT\Ordinances\conservation-ord.wpd

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, DOROTHY H. WILKEN, ex-officio Clerk of the  
Board of County Commissioners, certify this to be a  
true and correct copy of the original filed in my office  
on September 18, 2000  
DATED at West Palm Beach, FL on 10/5/00  
DOROTHY H. WILKEN, Clerk  
By: William Brown D.C